



Report Committee of Adjustment

Filing Date: June 14, 2024

Hearing Date: July 16, 2024

File: A-2024-0221

**Owner/
Applicant:**

10254 Hurontario Property Inc and James Samuel

Address: 10200 Hurontario Street

Ward: WARD 2

Contact: Marcia Razao, Planning Technician

Recommendations:

That application A-2024-0221 is supportable, subject to the following conditions being imposed:

1. That the extent of the variance be limited to that shown on the sketch attached to the Notice of Decision;
 2. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.
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Background:

Existing Zoning:

The property is split zoned "Industrial One-(M1)" and "Industrial One-Section 422 (M1-422)" according to By-law 270-2004, as amended.

Requested Variance:

The applicant is requesting the following variance:

1. To provide 760 parking spaces, whereas the by-law requires 766 parking spaces.

Current Situation:

1. Maintains the General Intent and Purpose of the Official Plan

The property is designated 'Industrial' in the Official Plan and 'General Employment 1' in the Snelgrove Heart Lake Secondary Plan (Area 1). As per the Council approved City of Brampton Official Plan, the subject lands are designated 'Employment Areas' (Schedule 1A) and 'Employment' (Schedule 2). These designations allow for a wide range of industrial uses, located in areas where they are unlikely to cause negative impacts on adjacent lands. Employment areas cover areas where a large number of people who live in Brampton, or commute from the surrounding region, work. The goal of these areas is to create productive and desirable places to attract and retain investment.

The requested variance is not considered to have significant impacts within the context of the Official Plan. The nature and extent of the proposed variance is considered to maintain the general intent and purpose of the Official Plan.

2. Maintains the General Intent and Purpose of the Zoning By-law

The variance is requested to provide 760 parking spaces, whereas the by-law requires 766 parking spaces.

The intent of the by-law in regulating the minimum number of parking spaces on a property is to ensure there is sufficient parking provided to accommodate the uses. The applicant has provided staff with a parking memo which supports the reduction. Traffic planning staff have reviewed the memo and are in agreement with the finding and support the proposed reduction. There are no negative impacts to the functionality of the site as a result of the proposed parking reduction. Subject to the recommended conditions of approval, the variance maintains the general intent and purpose of the Zoning By-law.

3. Desirable for the Appropriate Development of the Land

The variance is requested to provide 760 parking spaces which is 6 parking spaces less than what the by-law requires. The reduced parking for this site has been justified through a parking memo provided by Samuel & Tipler Inc. on June 25th. Through a review of the application and aforementioned parking memo, staff are of the opinion that the vehicle parking for the users of the site (employees and guests) can be sufficiently accommodated with the 760 parking spaces shown on the provided site plan. Subject to the recommended conditions, the proposed variance is desirable for the appropriate development of the land.

4. Minor in Nature

The proposed variances are not anticipated to negatively impact the daily function and operation of the subject property or adjacent properties. The variance is not anticipated to generate significant adverse impacts on-site or off-site or limit the functionality of the site. Through the review of the parking study submitted, City Traffic Staff find that sufficient parking will be provided for both staff and visitors for the commercial development. Subject to the recommended conditions of approval, the variance is minor in nature.

Respectfully Submitted,

Marcia Razao

Marcia Razao, Planning Technician

Appendix A

